

Property Location

17 OAK BROOK DR

Map ID

34/ 90/ 3/ /

Bldg Name

State Use

101

Vision ID

2867

Account #

2917

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:09:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SHEEHAN KOSCIAK AMY E 17 OAK BROOK DR EAST LONGMEADOW MA 01028 GIS ID F_383276_2857672		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	236000	236,000												
						RES LAND	101	125000	125,000												
						RESIDNTL.	101	1900	1,900												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total				362,900	362,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SHEEHAN KOSCIAK AMY E KOSCIAK JOEL R BROWN EDWARD W MAGNA FUNDING CORP C/O UN MIX CHRISTOPHER A + MICHE		24499	0203	04-13-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		20663	0246	04-14-2015	Q	I	253,000	00	2023	101	219,400	2022	101	198,200	2021	101	190,100				
		09363	0320	01-12-1996	U	I	135,000	1		101	113,100		101	101,700		101	94,300				
		09163	0006	06-21-1995	U	I	120,000	1L		101	1,500		101	1,500		101	1,500				
		07873	0396	08-05-1992	U	V	40,000		Total				334,000	Total		301,400	Total		285,900		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 236,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,900 Appraised Land Value (Bldg) 125,000 Special Land Value 0 Total Appraised Parcel Value 362,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 362,900												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NA															
NOTES																					
SUB DIV 661 + 742																					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201203254	10-10-2012	12	REROOF	9,785				21 X 52 ABOVE GR 31` X 16` OFF REA DWELLING	05-15-2015			317	3	MEAS+INSPCTD							
109	04-22-2008	11	POOL	8,000					06-05-2013			105	15	PERMIT VISIT							
84	04-25-2005	17	DECK	4,000					06-04-2013			105	15	PERMIT VISIT							
202	08-01-1992	MN	Manual Note	90,000					01-28-2009			317	15	PERMIT VISIT							
									01-12-2006			311	15	PERMIT VISIT							
									08-15-2003			274	3	MEAS+INSPCTD							
									03-02-1993			131	15	PERMIT VISIT							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value
1	101	ONE FAM	RA				26,421 SF	4.50	1.050	6	LAND	1.00	NA	1.00			0		1.000	4.73	125,000
Total Card Land Units							0.61	AC	Parcel Total Land Area: 0.61							Total Land Value					125,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		120.62
Interior Floor 1	4	CARPET	RCN		306,461
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		236,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	648		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	120	12.00	2000	60	0.00	AV	A	1.00	900
07	POOLA-C	OB	Outbuildi	L	21	69.00	2008	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.12	23,428	
FFL	1ST FLOOR	864	864		135.42	117,005	
GAR	GARAGE	0	440		54.17	23,834	
SFL	2ND FLOOR	900	900		135.42	121,880	
WDK	WOOD DECK	0	751		27.05	20,313	
Ttl Gross Liv / Lease Area		1,764	3,819			306,461	

